

LANDSCAPE LEGEND	
SYMBOL	NAME
	EX. DECIDUOUS TREE FIELD LOCATED
	EX. EVERGREEN TREE FIELD LOCATED
	EX. DECIDUOUS TREE APPROXIMATE LOCATION
	EX. EVERGREEN TREE APPROXIMATE LOCATION
	EX. EVERGREEN SHRUB/TREE APPROXIMATE LOCATION

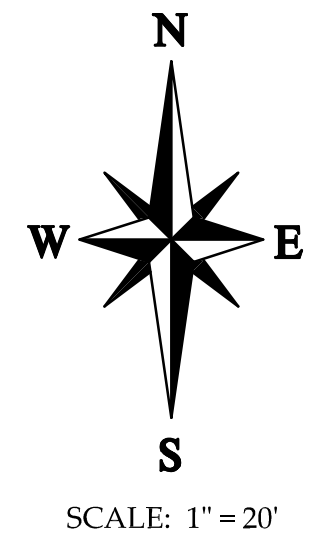
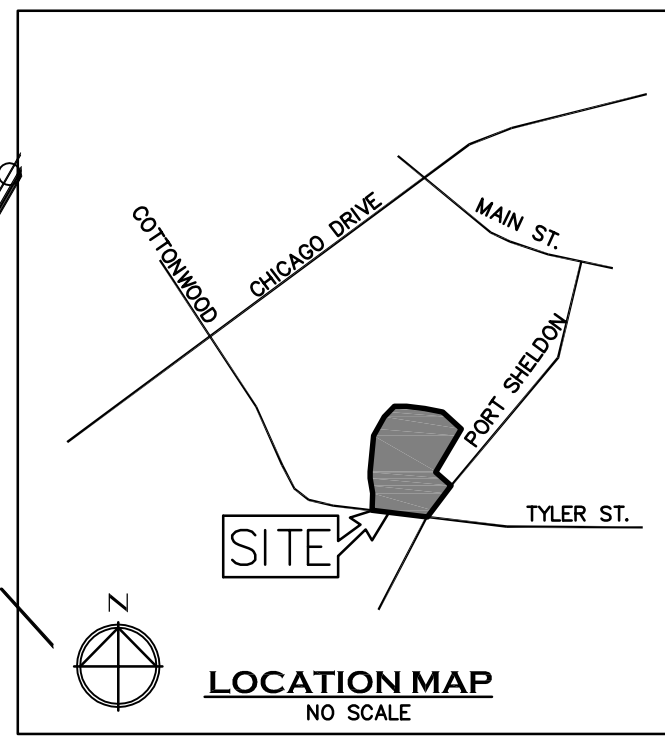
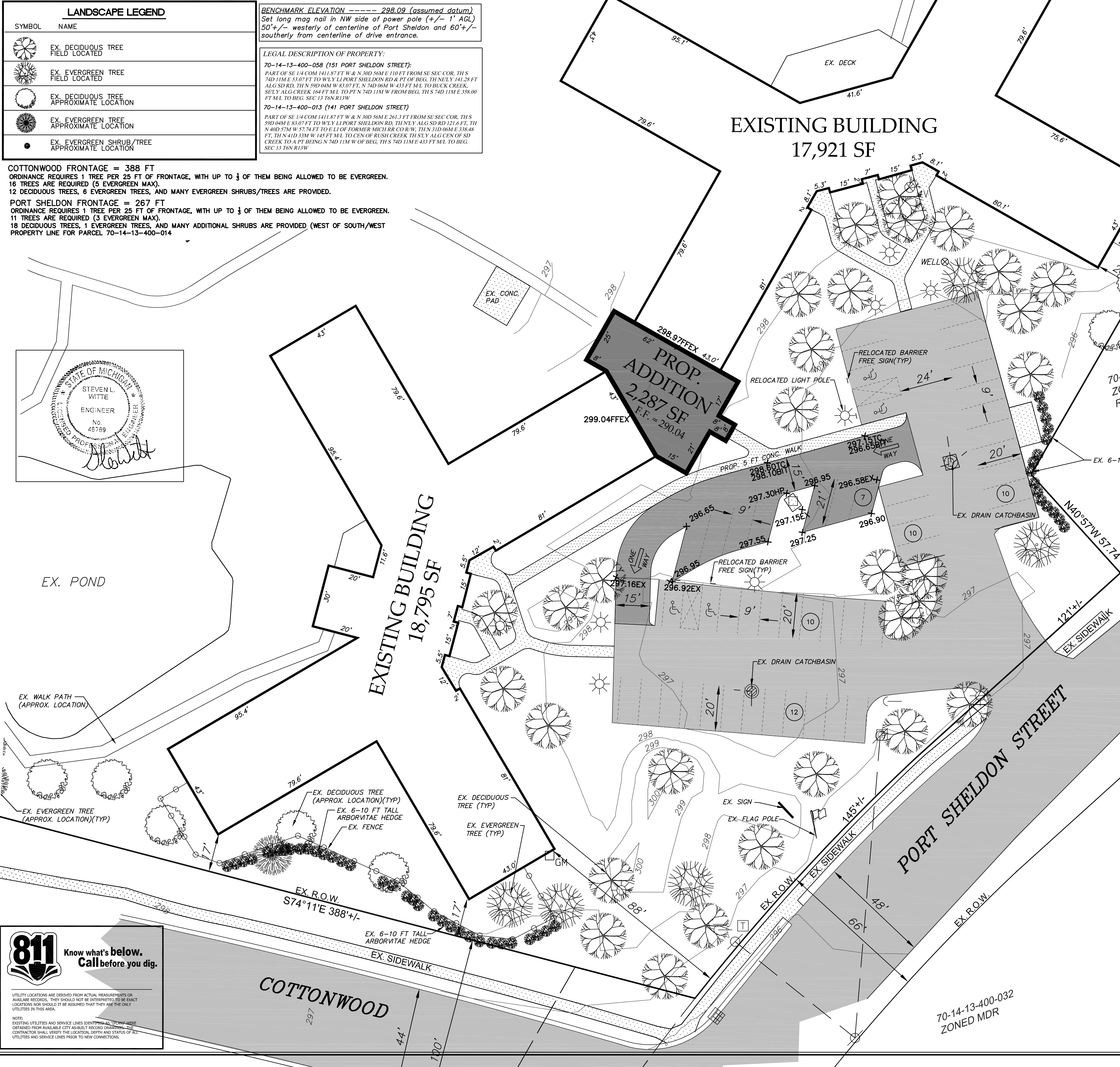
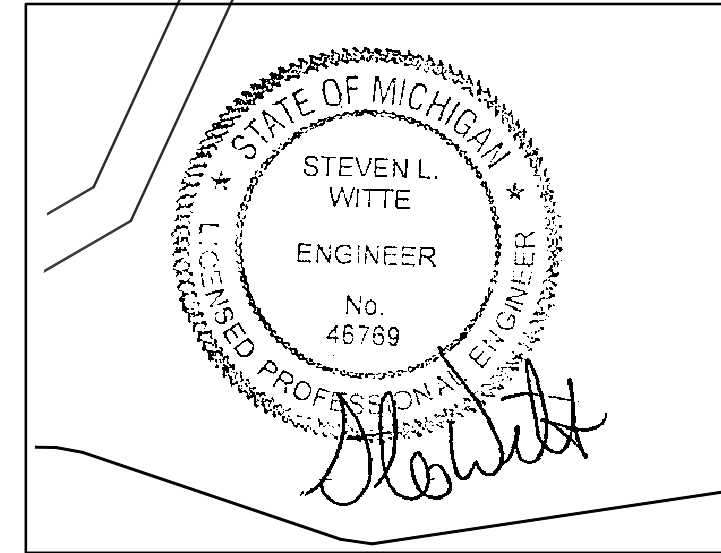
BENCHMARK ELEVATION ----- 298.09 (assumed datum)
Set long mag nail in NW side of power pole (+/- 1' AGL)
50'+/- westerly of centerline of Port Sheldon and 60'+/-
southerly from centerline of drive entrance.

LEGAL DESCRIPTION OF PROPERTY:
70-14-13-400-058 (151 PORT SHELTON STREET):
PART OF SE 1/4 COM 141.87 FT W & N 303.56 M E 110 FT FROM SE SEC COR, TH S
74D 11M E 53.07 FT TO WLY LI PORT SHELTON RD & PT OF BEG, TH NELY 141.28 FT
ALG SD RD, TH N 59D 04M W 83.07 FT, N 74D 06M W 43 FT M/L TO BUCK CREEK,
SE 1/4 ALG CREEK 104 FT M/L TO PT N 74D 11M W FROM BEG, TH S 74D 11M E 358.00
FT M/L TO BEG, SEC 13 T6N R13W.

70-14-13-400-013 (141 PORT SHELTON STREET):
PART OF SE 1/4 COM 141.87 FT W & N 303.56 M E 261.3 FT FROM SE SEC COR, TH S
59D 04M E 83.07 FT TO WLY LI PORT SHELTON RD, TH NELY ALG SD RD 121.6 FT, TH
N 40D 57M W 57.74 FT TO E LI OF FORMER MICH RR CO R/W, TH N 31D 06M E 338.48
FT, TH N 41D 33M W 145 FT M/L TO CEN OF RUSH CREEK, TH SLY ALG CEN OF SD
CREEK TO A PT BEING N 74D 11M W OF BEG, TH S 74D 11M E 435 FT M/L TO BEG,
SEC 13 T6N R13W.

COTTONWOOD FRONTAGE = 388 FT
ORDINANCE REQUIRES 1 TREE PER 25 FT OF FRONTAGE, WITH UP TO 1/3 OF THEM BEING ALLOWED TO BE EVERGREEN.
16 TREES ARE REQUIRED (5 EVERGREEN MAX).
12 DECIDUOUS TREES, 6 EVERGREEN TREES, AND MANY EVERGREEN SHRUBS/TREES ARE PROVIDED.

PORT SHELTON FRONTAGE = 267 FT
ORDINANCE REQUIRES 1 TREE PER 25 FT OF FRONTAGE, WITH UP TO 1/3 OF THEM BEING ALLOWED TO BE EVERGREEN.
11 TREES ARE REQUIRED (3 EVERGREEN MAX).
18 DECIDUOUS TREES, 1 EVERGREEN TREES, AND MANY ADDITIONAL SHRUBS ARE PROVIDED (WEST OF SOUTH/WEST
PROPERTY LINE FOR PARCEL 70-14-13-400-014



- ### GENERAL NOTES
- ZONING OF PROPERTY: NORTH = MHR; SOUTH = MDR
MHR ZONING REQUIREMENTS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 80 FT
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
MAXIMUM LOT COVERAGE = 35%
MINIMUM BUILDING SETBACKS:
FRONT YARD = 35 FT
SIDE YARD = 10 FT
REAR YARD = 35 FT
MDR ZONING REQUIREMENTS
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 80 FT
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
MAXIMUM LOT COVERAGE = 30%
MINIMUM BUILDING SETBACKS:
FRONT YARD = 35 FT
SIDE YARD = 10 FT
REAR YARD = 35 FT
 - SUMMARY OF LAND USE:
A) TOTAL ACREAGE OF SITE APPROX. 7.25 ACRES (APPROX. 316,000 SF)
B) AREA OF EXISTING BUILDINGS APPROX. 37,925 SF
C) AREA OF PROPOSED ADDITION APPROX. 2,287 SF
D) BUILDING HEIGHT MATCH EXISTING - APPROXIMATELY 20 FT
E) LOT COVERAGE AFTER CONSTRUCTION = APPROXIMATELY 12.7%
F) IT IS ANTICIPATED THAT THE PROPOSED ADDITION WILL INCLUDE AN ACTIVITY CENTER, FOOD SERVICES, A CONFERENCE ROOM, RESTROOMS AND A BEAUTY SHOP.
G) ZONING OF PARCELS TO NORTH AND WEST = NS
ZONING OF PARCELS TO NORTHWEST = MHR
ZONING OF PARCELS TO SOUTH AND WEST = MDR
 - PARKING REQUIREMENTS:
A) MINIMUM REQUIRED PARKING SPACE 9' x 20' (24 FT TWO-WAY AISLES)
B) TYPICAL PARKING SPACE PROVIDED 9' x 20'
C) TYPICAL BARRIER FREE SPACE 8'x20' (WITH 8 FT WIDE VAN ACCESSIBLE AISLES)
D) MIN. NUMBER OF SPACES REQUIRED 40 (BASED ON 1 PER 2 BEDS (80 BEDS TOTAL))
E) NUMBER OF SPACES PROVIDED 49
F) PARKING SETBACK = 35 FT IN FRONT YARD
 - A PORTION OF THIS PROJECT IS LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS (100 YEAR ELEV.= APPROX. 604.5 NGVD).
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - NO NEW SIGNS ARE PROPOSED AT THIS TIME. ANY/ALL FUTURE SIGNS SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - CONTRACTOR TO FIELD VERIFY ALL INVERTS.
 - NO NEW LIGHTING IS PROPOSED AT THIS TIME. ALL FUTURE LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. SHOEBOX TYPE FIXTURES WILL BE UTILIZED ON ALL FUTURE LIGHTS.
 - NO NEW LANDSCAPING IS PROPOSED AT THIS TIME. THE EXISTING SITE HAS EXTENSIVE LANDSCAPING THROUGHOUT THE PROPERTY THAT EXCEEDS THE REQUIREMENTS OF THE ZONING ORDINANCE.
 - THE PERMANENT PARCEL NUMBERS FOR THE SITE ARE 70-14-13-400-013 AND 70-14-13-400-058. THE ADDRESSES OF THE PROPERTY ARE 141 AND 151 PORT SHELTON STREET.
 - THE BUILDINGS AND SITE WILL CONTINUE TO BE USED BY CAMBRIDGE MANOR/GEORGETOWN MANOR FOR ADULT FOSTER CARE/SENIOR LIVING.
 - CONSTRUCTION WILL BEGIN IN THE FALL OF 2012, PENDING TOWNSHIP/AGENCY APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE STORE WILL BE OPEN IN SPRING, 2013. THE PROJECT WILL BE COMPLETED IN ONE PHASE.
 - THE STORM WATER GENERATED FROM THE SITE WILL BE ACCOMMODATED PER THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSION. NOTE THAT THERE ARE A COUPLE LARGE PONDS ON THE PROPERTY AND THE PROPERTY ABUTS RUSH CREEK.
 - THE SITE SOIL IS PRIMARILY WASEPI SANDY LOAM BASED ON THE SOIL SURVEY MAP FOR THIS AREA.

Know what's below. Call before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS SUCH WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

www.nederveld.com
800.222.1868

ANN ARBOR
920 N. Main St.
Ann Arbor, MI 48104
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.353.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Site Plan for:

CAMBRIDGE MANOR

Attention:
Brian Nitz

141-151 Port Sheldon Rd.
Grandville, MI 49418
Phone: (616) 457-4010

project no.: 12200656

G1B.0

sheet no.: 2 OF 2

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